

November 8, 2012

Good evening members of the Planning Commission:

My name is Gregory Kipp and I live at 3011- 211th Ave NE in Sammamish.

I am here tonight to provide the Planning Commission an update on the issue I raised at the beginning of the ECA Update process and to request a statement of support for that effort. I am not here to request specific code amendment language to be included among your recommendations to the City Council.

Background:

I first approached the Planning Commission in February, requesting that you consider as part of the ECA Update, an amendment to the City's development code that requires property owners to subtract critical areas and their buffers from the parcel's gross acreage before the allowable density is calculated.

For example, a 10 acre parcel zoned R-1, w/o any critical areas on the site, would be allowed to develop approximately 10 residential units on the property. However, if the 10 acre parcel had 4 acres of critical areas/buffers, they would be allowed to develop only 6 residential units or less. (acreage for street ROW is also subtracted before calculating allowable density.)

This issue seemed to be a reasonable candidate for consideration as part of the ECA Update.

However, staff raised two concerns:

- 1) The issue was not among the "known topics" identified for the Planning Commission to consider, and
- 2) A Comprehensive Plan Amendment might be required because the City's Capital Improvement Program (CIP) was based on the growth projections of the Comp Plan, and these growth projections were based on the existing density calculation formula.

EXHIBIT NO. 244.

Regarding the first concern: Yes, the density calculation is outside the scope of the "known topics". However, it is strongly tied to the ECA Update. My concern has been, and remains, that because of its tie to critical area issues, any future decision-makers considering the issue will want to know whether the ECA Update process considered the matter. If there is no mention of the issue among the ECA Update report to the City Council, there may be a reluctance to take up the issue in the future. A "catch 22" if you will.

Regarding the second concern: Because the original request to change the density calculations was for all properties in the city, the scope has now been revised to include only R-1 lands. This significantly limits any effect on the CIP.

Over the course of the year, I have met w/ city staff to address these concerns and explore avenues to have the issue considered by the City. I have also presented options to the Planning Commission over the course of the year. Staff felt strongly that the density issue should be deferred to the 2013 Comprehensive Plan Update process.

As the ECA Update proceeded, it also became evident that the Planning Commission was not going to have time to seriously consider the density calculation issue, given the numerous other items that were among the "known topics". Recognizing that, I began to explore the 2013 Comprehensive Plan Update process.

Current Status:

I have submitted a formal application for a 2013 Comprehensive Plan, Policy Plan Amendment which will begin in January or February of next year. While this represents another entire year of process and \$2,500 in application fees, it is the best avenue by which to proceed at this time. However, it is possible that the City Council will defer the matter until the 2015 Comprehensive Plan Rewrite. Such a delay would be very discouraging.

Request of the Planning Commission:

I am requesting that the Planning Commission, as part of your recommendations to the City Council, provide a statement supporting the consideration of this issue in the 2013 Comp Plan Update. I am not requesting that you recommend any specific code amendment language, rather that the matter be considered next year, rather than three years from now.

Thank you for your consideration of this request, and for your work on the ECA Update.



Gregory Kipp